

THIS TENANCY AT WILL is dated <<date>> **BETWEEN:**

(1) <<Landlord's Name>>, a company of the <<Country>> <<Company Number>> under number <<Landlord's Address>>

(2) <<Tenant's Name>>, a company of the <<Country>> <<Company Number>> under number <<Tenant's Address>> (hereinafter referred to as the 'Tenant')

1. Definitions and Interpretation

1.1 In this agreement, the following terms shall have the following meanings:

'Permitted Use'

'Premises'

'Rent'

2. Grant of tenancy at will

2.1 The Landlord lets the Premises to the Tenant beginning on and in accordance with the following terms:

2.2 The Landlord and the Tenant agree that this agreement creates a tenancy at will term.

3. Tenant's covenants

3.1 The Tenant shall pay the Rent to the Landlord and without any deduction or set-off, in advance, on the first day of every month and on the day of the month of the Rent in respect of the month ending on the day of the month of the Rent and including the [last day of the month].

3.2 The Tenant shall not:

- 3.2.1 use the Premises for any purpose other than the Permitted Use;
- 3.2.2 assign under lease, licence or otherwise the possession of or otherwise dispose of the Premises or any part of them or any interest in them;
- 3.2.3 share occupation of the Premises with any other person;
- 3.2.4 make any alterations to the Premises;
- 3.2.5 put any sign or notice on the Premises without the prior written consent of the Landlord;
- 3.2.6 allow any other person to use the Premises for any purpose other than the Permitted Use;
- 3.2.7 cause any nuisance or disturbance to the Landlord or to the owners or occupiers of the Premises;
- 3.2.8 <<insert any other covenants>>

<<month>> <<year>> and is made

of the <<Country>> of Incorporation of Landlord's <<Company Number>> whose registered office is at <<Landlord's Address>> (the 'Landlord') and

of the <<Country>> of Incorporation of Tenant's <<Company Number>> whose registered office is at <<Tenant's Address>>

that otherwise requires, the following

material purposes;

Premises>> [shown for identification only and attached to this agreement] [including all fixtures and fittings (if any) in accordance with the schedule attached]; per month exclusive of value added tax.

the Premises on a tenancy at will in accordance with the terms of this agreement.

that this agreement creates a tenancy at will term of them.

deducted tax in respect of it in advance on the [first day] of every month. The Tenant shall pay a proportionate part of the Rent from the date of this agreement to the day of the month.

the Permitted Use;

the possession of or otherwise dispose of them or any interest in them;

any part of them;

Premises;

but the prior written consent of the Landlord;

on any open land including any fixtures and fittings;

to the Landlord or to the owners or occupiers of the Premises;

- 3.3 The Tenant shall keep the Premises in and tidy and make good any damage caused.
- 3.4 The Tenant shall obtain and maintain any licence or registration which is required in connection with the use of the Premises and shall comply with the terms and conditions of any licence or registration and all laws and regulations relating to the use of the Premises.
- 3.5 The Tenant shall pay all rates and taxes (including water rates and outgoings whatsoever (in whatever description) which are levied or imposed upon the Premises or the owner or occupier of the Premises of a standing or novel nature.
- 3.6 The Tenant shall pay all charges incurred by the Tenant or the Landlord against all charges incurred in connection with electricity telecommunications and any other services supplied to the Premises (including all standing charges and meter rents).
- 3.7 The Tenant shall pay all correspondence received at the Premises and address relevant to the Landlord's interest in the Premises.
- 3.8 The Tenant shall permit the Landlord and all others authorised by the Landlord to enter the Premises at any reasonable time for the purpose of ascertaining whether the Tenant is complying with the terms of the agreement and for any other purpose in connection with the Landlord's interest in the Premises.
- 3.9 When the Tenant terminates the tenancy created by this agreement, the Tenant shall deliver to the Landlord all items belonging to it.

4. **Landlord's covenants**

- 4.1 The Landlord shall permit the Tenant and its employees and visitors) access to the Premises and egress from the Premises (if applicable).

Signed by <<Name>>for and on behalf of the Landlord

Signed by <<Name>>for and on behalf of the Tenant